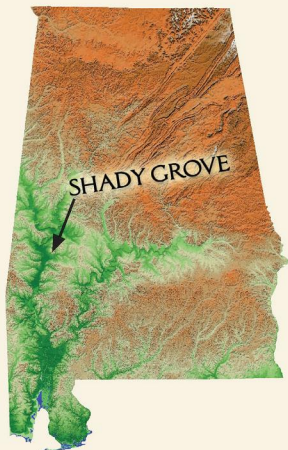


SHADY GROVE

6214+/- ACRES, MARENGO CO., ALABAMA



Exclusively For Sale By: SOUTHERN TIMBERLANDS 251-341-1110
www.southerntimberlands.com



A Part of Alabama History

Considered by many to be the pre-eminent recreational property in the State of Alabama, historic Shady Grove Plantation is steeped in tradition. It was formerly part of the famous Whitfield Estate which included a historic home in Demopolis that was constructed around a cabin built by George Strother Gaines (1784-1873), Indian agent, statesman and early pioneer in the State of Alabama. Over the years, Shady Grove has been used to entertain dignitaries, including Governors. The property has been owned since the 1950's by the conservation minded Allison family which founded Allison Lumber Company. In 1925, the owner's grandfather, E.F. Allison was named the first President of the Alabama Wildlife Conservation League (forerunner of the Alabama Wildlife Federation).

The circa 1800 cotton gin located on the property is a testament to early Alabama history. Standing on one of the high bluffs overlooking the majestic Tombigbee River, it is easy to conjure up images of cotton bales being loaded on riverboats for transport downriver to Mobile.

A Unique Opportunity

Whether you are an individual, a group of like minded partners or are interested in developing a world-class pay hunt facility, the purchase of Shady Grove represents a once in a lifetime opportunity. If you are looking for a large, attractive, first class recreational tract which also supports tremendous tree growth, you will not find a better piece of property in the State of Alabama.



The Legend of Shady Grove Gold

During the Civil War, C. Boaz Whitfield buried a large hoard of gold coins on his farm near Demopolis for safekeeping. The plantation was located 18 miles from Demopolis near Jefferson. He left information about his treasure among his papers, but after his death, the location of the coins remained a mystery. In 1926, a descendant came across the papers and started a search on the Shady Grove Farm, looking for an old boundary stake. Using the information contained in the papers he found a hoard of \$200,000 in \$20 gold pieces dated 1850 or earlier which Boaz had buried to prevent seizure by Union troops. There is speculation that additional caches remain hidden on the property.



Show Me Trip

Access to the property is through a locked gate and shown by appointment only. Shady Grove is a big place – plan on a minimum of a full day on the ground. Overnight stays at the lodge can be arranged. Call Mike Dees or Charlie Baucom at 251-341-1110. Aerial tours are available from Hal's Flying Service in Demopolis 334-289-8805.



SOUTHERN TIMBERLANDS

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*Location,
Location, Location...*

20 Miles from I-59 & I-20

Atlanta, GA	257	Selma	60
Decatur	207		
Florence	204	Birmingham	131
Jackson, MS	140	Demopolis	10
Montgomery	110	Huntsville	226
New Orleans	244	Mobile	146

By Air

3 miles to Demopolis Airport (6000' strip)

Good location for private strip on property



View of main lodge, caretaker house, cotton gin
(Tombigbee River in background)



View of main lodge, caretaker house, cotton gin
(Portions of big lake in background)

Recreation

Marengo County and the Tombigbee river bottom in particular have historically produced some of the best trophy whitetails in the State of Alabama. According to David Nelson, Supervising Wildlife Biologist for the State of Alabama, deer populations in most of the State were so low in the early 1900s that a deer restocking program was instigated. Between 1930 and 1960, 3,331 deer were captured from the few well stocked areas in the State and released Statewide to reestablish the herds. Of this number, 646 came from Shady Grove (about 20% of the total) and these Shady Grove deer were released in 24 counties. "Shady Grove is one of the premier hunting tracts in West Alabama" says Nelson. Many current deer hunters throughout the State owe a debt to the State's restocking program and Shady Grove.



Without a doubt the most satisfied recreational buyers we have advised over the years are those who have been fortunate enough to purchase multi-seasonal properties. Examples include:

- A tract with excellent deer herds, **and** top quality turkey hunting.
- A tract with a good fishing lake **and** a nearby dove field.
- A tract containing large bodies of water for mallards **and** cypress ponds for wood ducks.

Each of these tracts is multi-seasonal which adds considerably to the recreational enjoyment these buyers experienced. Any buyer who finds a tract with **all** of these recreational opportunities might think he has died and gone to heaven – or maybe he's just gone to Shady Grove.

Shady Grove has **all** these recreational amenities...

Spring – The Shady Grove gobblers won't let anyone sleep in and the bream and crappie are bedding.

Summer – The bass are hitting topwater and the white sand bar on the Tombigbee is your private beach.

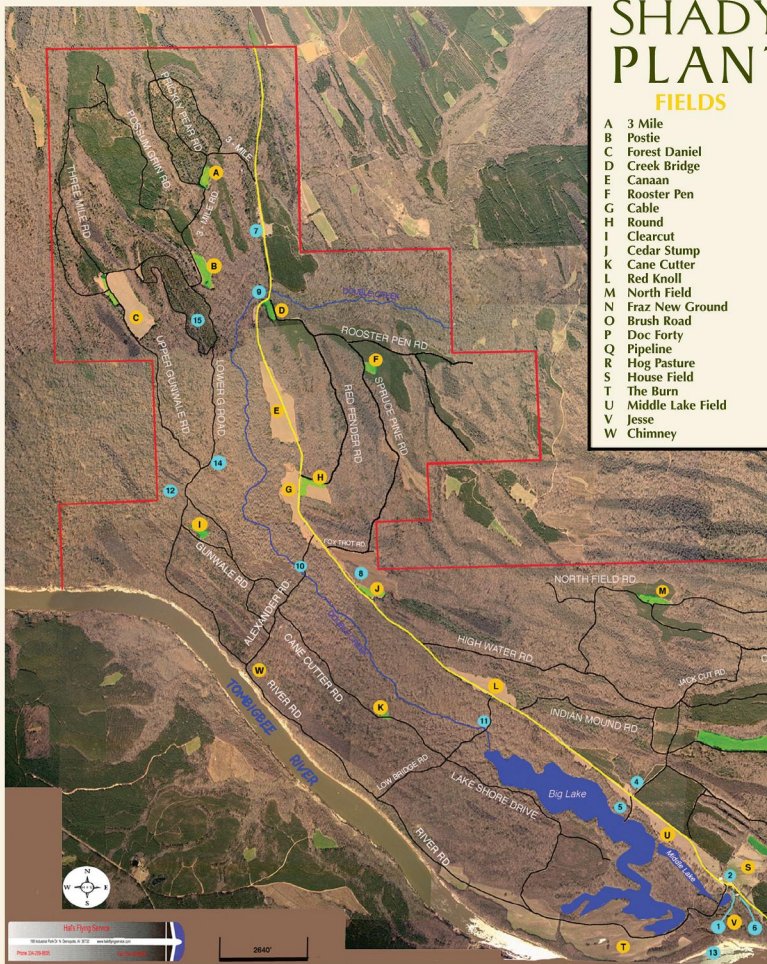
Fall – The first of 3 dove seasons. Bow season is in and even an old maid doe causes "buck fever" when she's five yards from your bow stand.

Winter – Wood ducks are whistling in the cypress ponds, mallards are pitching in on the big lake and the rut is in full swing.

*Shady Grove is
year round recreation*

SHADY PLAN FIELDS

- A 3 Mile
- B Postie
- C Forest Daniel
- D Creek Bridge
- E Canaan
- F Rooster Pen
- G Cable
- H Round
- I Clearcut
- J Cedar Stump
- K Cane Cutter
- L Red Knoll
- M North Field
- N Fraz New Ground
- O Brush Road
- P Doc Forty
- Q Pipeline
- R Hog Pasture
- S House Field
- T The Burn
- U Middle Lake Field
- V Jesse
- W Chimney



He's Flying Series

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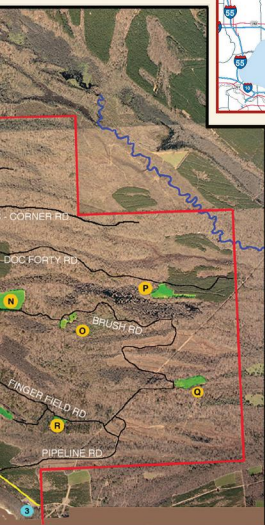
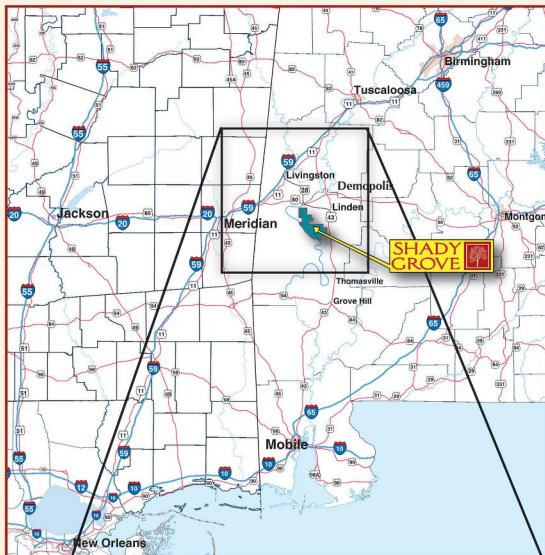
1-800-888-8888

2640'

SHADY GROVE STATION

INDEX

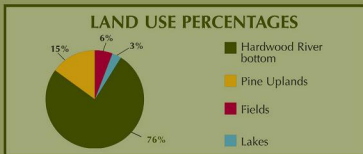
- 1 Shady Grove Lodge
- 2 Cotton Gin
- 3 Sawmill
- 4 Green Camp
- 5 Boat Launch
- 6 Caretaker House
- 7 Tenant House
- 8 Cedar Stump
- 9 Double Creek Bridge
- 10 Alexander Bridge
- 11 Low Bridge
- 12 Dog Hole Slough
- 13 Sandbar
- 14 Camp Chaney
- 15 Long Leaf



Land Use Types

Shady Grove contains approximately 6,214 acres (based on GPS readings at property corners). A breakdown of land use types is as follows:

Type	Acres	% of Total
Hardwood River bottom	4,785	76
Pine Uplands	907	15
Fields	357	6
Lakes	165	3
Totals	6,214	100



Hardwood River Bottoms

Hardwood forests along the Tombigbee River have been classified as some of the most diverse natural ecosystems in the U.S. On Shady Grove, small elevation changes throughout the river bottom create plant diversity essential to wildlife. The lowest sites scattered throughout the bottom support old growth stands of cypress and tupelo gum (these ponds are a magnet to wood ducks). Slightly higher sites contain stands of overcup oak which are very reliable acorn producers. The highest bottomland sites support stands of old growth cherrybark oak, water oak and swamp chestnut oak (the largest acorn of the oak family).



Prior to these casualties much of this area had a beautiful park like appearance and although aesthetically pleasing, these park like areas contained very little young tender growth within reach of the deer herds. The recent salvage cuttings in these areas have drastically increased the amount of sunlight hitting the forest floor. This in turn has produced an abundance of young vigorous hardwoods, forbs and grasses resulting in prime browse habitat for wildlife. To increase variety of habitat, some of these areas can be converted to food plots for deer and turkey or planted in desirable hardwood species.

Much of the river bottom on the eastern side of the property sustained major damage from Hurricane Ivan and recent spring droughts. As a result, timber salvage harvests have been conducted in this area over the past several years.



Pine Uplands

The majority of the pine upland sites on Shady Grove are planted in loblolly or longleaf pines. Plantation ages range from 1 to 35 years old. These upland sites support a different variety of browse, forbs and grasses than the river bottom lands. As a result, the upland and bottomland sites tend to complement each other by providing a wide range of wildlife foods, cover and nesting areas. This variety helps maintain a resident population of wildlife by providing food and cover throughout the year.

Fields

Almost 100% of the 357 acres of open fields on Shady Grove were converted from row crop to pasture in years past. Cattle have not been raised on the property in a number of years so most of the pasture grass is baled and sold locally. All of these fields contain excellent soils and could be used to produce summer row crops (corn, soybeans, peas, chufas, etc.) and winter grass crops for wildlife. These open areas are a reliable food source for turkey, dove and deer. Wildlife travel corridors through larger fields can be easily created by planting strips of desirable hardwood trees, also resulting in more edge effect.



Lakes

165 acres of open water – The three lakes on Shady Grove are renowned for production of crappie, bass and bream. Mallards are attracted to these large bodies of open water, especially in the shallower areas. With a little time and effort, water control devices could be installed to allow planting of summer crops of wild rice which would be flooded in duck season. A good portion of the six miles of lake frontage contain high bluffs with scenic views which make excellent camp sites.



River

There are 4 1/2 miles of frontage on the scenic Tombigbee River. High bluffs along the river bank create beautiful vistas up and downstream. Drive out onto your private white sand bar, take a swim or just enjoy watching the sunset as the lazy river rolls by. If you want to venture onto the river, slide in your canoe or launch your boat at the Old Lock Three Park located just downstream from Shady Grove.





Trees

Today it is extremely rare to find any remaining stands of old growth hardwood forests. On Shady Grove you will see some of the largest river bottom hardwood trees you have ever seen. Red & white oaks are the predominant species and comprise about 75% of the timber value on the tract.

MERCHANTABLE VOLUME

PRODUCT	UNIT	VOLUME
Pine Sawtimber	MDoyle	649.87
Spruce Sawtimber	MDoyle	312.69
Pine Pulpwood	Tons	4,733.19
Red Oak Sawtimber	MDoyle	9,176.97
White Oak Sawtimber	MDoyle	3,118.93
Poplar Sawtimber	MDoyle	115.48
Gum Sawtimber	MDoyle	3,648.45
Hickory Sawtimber	MDoyle	481.30
Misc. Sawtimber	MDoyle	576.63
Hardwood Pulpwood	Tons	113,837.51

PREMERCHANTABLE PLANTATIONS

AGE	ACRES	AGE	ACRES
1	114	11	54
3	23	12	138
7	125	14	165
10	168		

Soils

Wildlife carrying capacity and timber production capability (which usually go hand in hand) are directly related to the quality of the soils on any property. Shady Grove has some of the best soils in the State. Below is a breakdown and explanation of why this is so important to the investment;

Soil Type	Acres	Site Index**
Urbo-Mooreville-Una	3,026	95 (oak & loblolly)
Harleston-Bigbee-Cahaba	1,990	90-95 (loblolly)
Minter Houlika-Una	677	90 (oak & loblolly)
Miscellaneous soils	356	
Totals	6,049*	

* Not including 165 acres in lakes

** Site index is a measure of the soils capacity to grow trees by measuring the average height of the dominant trees @ 50 years of age. Site index 80 soils (a good average for most property) will only produce about 1/2 as much timber value as site index 95 soils over a given time period(say 40 years). High site index soils also produce much better row crops, winter grasses, acorn crops and all the browse needed to support healthy populations of wildlife.



Amenities

Amenities include a completely furnished main lodge, a separate caretaker's home, a tenant house, an additional camphouse for overflow guests, the cotton gin (used as storage barn) and several smaller barns and outbuildings. Also included with sale are a John Deere tractor with various implements and a Caterpillar road grader.

The Main Lodge

- Custom Mahogany Paneling
- Oak, Brick, and Vinyl Floors
- 2 Fireplaces, Woodstove
- 6 Bedrooms (8 king/queen, 3 singles)
- 5 Baths





Sunrise, Sunset at Shady Grove



Disclaimer

Although the information presented in this offering is believed to be substantially correct, neither the Seller(s), Southern Timberlands, nor its representatives warrant the completeness or accuracy of the information contained herein. The Purchaser(s) will be purchasing the property and timber holdings on the basis of their evaluation and knowledge. No representations or warranties are expressed or implied as to the property, its condition, logging feasibility, acreage totals, property lines or improvements. No representations or guarantees are made in connection with the volumes, quality or value of the timber on the property. Purchaser(s) will accept the property and any improvements thereon, in its present condition AS IS; WHERE IS and the Seller(s) will have no obligations to make repairs, replacements, or improvements to the property. Purchaser(s) should be aware that property is subject to flood.

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